

# CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE

NOVEMBER 8, 2007

## **WHEELER BLOCK DEVELOPMENT**

### **Purpose: Information and Guidance**

The purpose of this agenda item is to provide the Committee with a progress report on the development of the Wheeler development. Gary Robinson, Director, Department of Information Services (DIS), will make the presentation.

### **PREVIOUS DISCUSSION**

At the October 18, 2007 CCDAC meeting, the committee received an update on the Wheeler site development activities.

### **CURRENT PROJECT ACTIVITY**

- Request for Proposals (RFP)  
Developer responses to the Wheeler development RFP were received Friday, November 2, 2007. The interview panel met on November 7, 2007 to review the responses and prepare for developer interviews. Ron Tan is representing CCDAC on the panel. In addition to Mr. Tan, there are 8 other panel members representing DIS, the Department of General Administration (GA), the Washington State Patrol and OFM. The panel intends to conduct developer interviews November 13. We anticipate being able to make a decision by November 15. The RFP and amendments as well as other relevant project information are available on the project web site at: <http://dis.wa.gov/wheelerSM.htm>.

- Child Care Facility  
The RFP included the following question: *We have assumed a project start date of May 1, 2008. Briefly describe the impact on the schedule and budget of the project if the existing child care center were to remain on the site beyond this date.*

To preserve all opportunities for relocating the child care facility until the RFP acquisition has been completed, an option to lease with an option to purchase has been secured for the Perry Street property for the building and one adjacent lot. GA is working with Bright Horizons, the child care consultant, to complete a preliminary plan for the property so that an estimate of tenant improvements costs can be formulated. The option to lease runs until December 1, 2007. Because the lease agreement includes an option to purchase the property, an appraisal process is underway to determine the current value of the property.

- GA and DIS are continuing to work on relocation plans for the agencies currently located on the Wheeler site.
- DIS met with Intercity Transit to discuss the development of the Wheeler site. Intercity Transit expressed concern over the loss of use of the Wheeler lot for parking during the 2009 Legislative session. DIS has engaged with GA on a campus traffic study that will explore options for parking during the session.

## **NEXT STEPS**

Interviews of RFP respondents are planned for November 13, 2007. Selection of the successful team is planned by November 15, 2007. Negotiations will begin immediately thereafter on a pre-development agreement.

Develop estimate to construct tenant improvements at an interim child care center, if required. Continue working with center representatives on a location for a permanent facility.

Continue discussions with Department of Archaeology and Historic Preservation and GA on a mitigation strategy for the anticipated removal of the potentially historic apartment building now occupied by JLARC.